


Agent Detail Report

Listings as of 11/23/10 at 12:53pm

Active 09/16/09	Listing # 253863 Area: Lynchburg	1822 Bedford Ave Lynchburg City, VA 24504-0	Listing Price: \$54,900
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	Prop Type Residential County/City Lynchburg Beds 3 Baths(FH) 1 (1 0) Year Built 1911 Tax Map/Pa 2119019 DOM/CDOM 433/433	Prop Subtype(s) Single Family Est Total Finished Sq.Ft. 1012 Lot Sq Ft (approx) 6098 ((Public Record)) Lot Acres (approx) 0.140
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School District Lynchburg

Directions Rivermont Avenue From Downtown To Left On Bedford

Remarks Price Reduced \$5,000! This Would Make An Excellent Rental Property. Current Rent Is \$495. This Will Make A Great 1st Time Home Or Rental; All The Work Is Already Done; 3 Bedrooms And 1 Bath; New Heat Pump; Freshly Painted Interior; ceiling Fans; new Electrical, New Plumbing & Hot Water Heater, Remodeled Ceramic Tile Bathroom, New Kitchen, New Roof, Appliances-stove, Refrigerator, Washer, Dryer, Trash Compactor, Dishwasher, Vinyl Siding; pack Up Your Furniture And Move Right In; seller Will Pay Up To 3% Towards Purchaser's Closing Costs

Agent-Only Rmrks Agents: this Is A Limited Service Listing - Please Direct All Calls To The Sellers At 941-7586 Or 941-2168 - Currently Has Tenants So Need To Give Advance Notice To Notify Them

Legal Description E S Brewer Subd; Lot 2

Listing Agent Larry E Grant (ID:5001) Primary: 434-846-6644 Secondary: 434-841-7189, FAX: 434-846-9667
Listing Office Central Virginia Realty (ID:50) Phone: 434-846-6644, FAX: 434-846-9667
Listing Date 09/16/09 **Expiration Date** 12/31/10

Compensation 3%

Limited Services Yes	Variable Comp. No
Opt out of Internet No	Publish Address No
Allow Reviews No	Allow Auto Estimate No
Zoning R-3	Elementary School Bedford Hills Elem
Middle School Linkhorne Midl	High School E. C. Glass High
Full Bath Level 2 1	Estimated Taxes \$409
Owner Name T & E Properties	Owner Phone (434) 941-2168
Est Fin SqFt Level 1 660	Est Fin SqFt Level 2 352
Above Grade Fin SqFt 1012	Living Room 10x13 Level: Level 1 Above Grade
Kitchen 8x11 Level: Level 1 Above Grade	Master Bedroom 10x13 Level: Level 1 Above Grade
2nd Bedroom 9x15 Level: Level 2 Above Grade	3rd Bedroom 11x10 Level: Level 2 Above Grade
Styles Two Story	Stories Two Story
Exterior Finish (AG) Vinyl Siding	Heating System Heat Pump
Appliance/Convey Dryer, Range-Elec, Washer	Laundry Main Level
Interior Features Ceiling Fans	Flooring Hardwood
Basement Crawl Space	Attic Scuttle
Air Conditioning Heat Pump	Exterior Features Storm Doors
Roof Metal	Water Heater Electric
Water City	Sewer City
To Show Appointment Only, Call Sellers, Occupied, Tenants	Documents on File Lead Based Paint, Disclosure

Presented By: Larry E Grant / Central Virginia Realty Phone: 434-846-6644
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 All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045